

**141 Dawson Wharf View  
Chestermere, Alberta**

**MLS # A2289344**



**\$545,000**

|                  |                        |               |                  |
|------------------|------------------------|---------------|------------------|
| <b>Division:</b> | Dawson's Landing       |               |                  |
| <b>Type:</b>     | Residential/House      |               |                  |
| <b>Style:</b>    | 2 Storey               |               |                  |
| <b>Size:</b>     | 1,600 sq.ft.           | <b>Age:</b>   | 2025 (1 yrs old) |
| <b>Beds:</b>     | 3                      | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Double Garage Detached |               |                  |
| <b>Lot Size:</b> | 0.06 Acre              |               |                  |
| <b>Lot Feat:</b> | Back Lane              |               |                  |

|                    |   |                   |    |
|--------------------|---|-------------------|----|
| <b>Heating:</b>    | Forced Air, Natural Gas   | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Tile, Vinyl   | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Full  | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Concrete, Vinyl Siding, Wood Frame                              | <b>Zoning:</b>    | RG |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan |                   |    |

**Inclusions:** N/A

Welcome to this stunning 2025-built laned home offering 3 spacious bedrooms and 1,600 sq. ft. of thoughtfully designed living space on a traditional lot. Blending modern elegance with everyday functionality, this home is perfect for growing families or savvy buyers seeking comfort and long-term value. The bright, open-concept layout creates a seamless flow between the living, dining, and kitchen areas—ideal for both entertaining and daily living. Upstairs, you’ll find generously sized bedrooms designed for relaxation and privacy. A detached double garage adds exceptional convenience and offers excellent future potential. Ideally situated in a prime, family-friendly neighborhood, you’ll love having schools, parks, shopping, and major amenities all within walking distance. This unbeatable combination of design, location, and practicality makes this home a rare find.